

1 BY COUNCIL MEMBER EVANS (Case No. RZ-4-16)

2
3 CITY OF CENTRAL
4 PROPOSED ORDINANCE NO. 2016-_____
5

6 AN ORDINANCE GRANTING A REZONING FROM B-1 TO B-2 AND A CONDITIONAL
7 USE PERMIT FOR THE OPERATION OF A VETERINARY CLINIC WITH BOARDING
8 (18364 MAGNOLIA BRIDGE ROAD)
9

10 WHEREAS, application has been made by Christopher Hayes, DVM for a rezoning from
11 B-1 (Neighborhood Business District One) to B-2 (Neighborhood Business District Two) and a
12 conditional use permit to operate a veterinary clinic with boarding; and
13

14 WHEREAS, the property is in an area with a mix of residential and commercial uses,
15 including an auto repair and body shop on the property to the north, an animal grooming
16 business (zoned B-2) to the west, vacant land (zoned B-1) directly to the east, and residential
17 property (zoned R/A) directly to the south; and
18

19 WHEREAS, it is proposed that the existing vacant commercial and accessory building
20 will be utilized for the veterinary clinic; and
21

22 WHEREAS, this same applicant was previously granted a conditional use permit to
23 operate a veterinary clinic with boarding directly across Magnolia Ridge Road, but that property
24 was flooded during the August 2016 floods; and
25

26 WHEREAS, subject to the conditions set forth in this ordinance, the proposed veterinary
27 clinic with boarding is consistent with the zoning and uses of the properties in the area and is
28 suitable for the purposes for which it is proposed to be used; and
29

30 WHEREAS, a public hearing was held on October 27, 2016 before the City of Central
31 Zoning Commission; and
32

33 WHEREAS, the Zoning Commission recommended approval of the conditional use
34 permit subject to certain conditions.
35

36 NOW THEREFORE, BE IT ORDAINED by the Council of the City of Central, State of
37 Louisiana as follows:
38

39 Section 1: That the property that is the subject of this Ordinance is legally described
40 in Exhibit A attached hereto and made a part hereof.
41

42 Section 2: That the subject property is hereby rezoned from B-1, Neighborhood
43 Business District to B-2 Neighborhood Business District and granted a conditional use permit to

1 construct and operate a veterinary clinic with animal boarding subject to the terms and conditions
2 set forth in this Ordinance. Such documents and modifications thereto which condition this
3 approval and to which the conditional use permit is subject are the following:

- 4
5 1. Proposed Site Layout for “Simply Southern Vet Office,” including building
6 location, parking layout, dumpster placement and landscaped areas dated
7 10/2/2016.
8

9 Section 3: Approval of the rezoning and conditional use permit is further subject to
10 the following terms and conditions:
11

- 12 1. Sign: This Ordinance does not include approval of the sign shown on the
13 Proposed Site Layout – not its location, size or design. Prior to installation of any
14 business sign on the property, a sign plan, compliant with the City’s Sign
15 Ordinance, must be submitted and approved by the City’s Planning & Zoning
16 Director.
17 2. Boarding: There shall be no animal boarding on the subject property without the
18 simultaneous, full time operation, of a veterinary clinic on the subject property.
19

20 Section 4: The specific terms and conditions of this Ordinance shall prevail against
21 other ordinances of the City to the extent that there may be any conflict. Except for the
22 foregoing, the development of the subject property is subject to the terms of all applicable
23 ordinances and regulations of the City of Central, including any amendment thereto.
24

25 Section 5: Severability. If any section, subsection, sentence, clause or provision of
26 this Ordinance is declared by a court of competent jurisdiction to be invalid, such declaration of
27 invalidity shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the
28 part declared invalid. The remainder of the Ordinance shall not be affected by the declaration of
29 invalidity and shall remain in force and effect.
30

31 Section 6. Effective Date. This Ordinance shall be effective upon publication.
32

33 Introduced before the Council on October 25, 2016.
34

35 This Ordinance having been submitted to a vote, the vote thereon was as follows:
36

37 For:

38 Against:

39 Absent:
40

41 Adopted the ____ day of November, 2016.
42

43 Signed the ____ day of November, 2016.

1
2 Delivered to the Mayor on the ____ day of November, 2016.

3
4 _____
5 Mark Miley, City Clerk

6
7 Approved:

8
9 _____
10 I.M. Shelton, Jr. Mayor

11
12 Received from Mayor on the ____ day of November, 2016:

13
14 _____
15 Mark Miley, City Clerk

16
17
18 Adopted Ordinance published in The Advocate on the ____ day of November, 2016

EXHIBIT A

Lot F of the Kennard Property in Section 66, T6S R2E GLD, EBR, LA

4837-8513-3883, v. 1